



Throstles Nest, Cowgill, Dent. Cumbria LA10 5RG

Cobble Country

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Yorkshire Dales National Park

A nicely proportioned two bed detached cottage in situated in a scenic location with wonderful views. Throstles Nest sits nestled at the foot of the fells, within the Hamlet of Cowgill in the Yorkshire Dales National Park.

Guide Price £290,000

The property benefits from front and rear access to the stone walled garden, parking for two cars within a fenced area to the right hand gable end, an established terrace and raised garden with an open aspect and fabulous views. Situated in a quiet hamlet set back from the road and accessed over a stone bridge spanning the picturesque and tranquil River Dee.

This property has a local occupancy restriction on it.

Internally the property offers 2 bedrooms, 1 reception room, a kitchen and bathroom. The property benefits from solid fuel central heating, spring fed water and private drainage.

Currently the property is listed as Band C @ £1261.17 per annum. We are informed that this is a Freehold property.





FREE VALUATION

In order to assist you in the possible purchase or rental of this property, we can offer, without obligation and free of charge, experienced and professional help on the valuation and / or opportunities for your own home. We can advise you on options that may be suitable for the current market as well as in its present use. As you are aware, your home is at risk if you do not keep up the repayments on a mortgage or any other loan secured on it.

DISCLAIMER

The use of photographs for this publication are for your information only, it should not be assumed that any fixtures fittings or contents seen within the photographs are included in the sale.

All information included within the details have been given by the vendor and it is also not to be assumed that there is proof of this information or documents to support it and that enquiries should be independently made. None of the statements or measurements contained in these particulars are to be relied on as statements of or representations of fact. None of the services, appliances or equipment mentioned has been checked by Cobble Country Property to ascertain if they are in working order. Buyers must arrange for their own reports and surveys. Where extensions or alterations have been carried out Buyers must check that Planning Consents and Building Regulations have been obtained and complied with. Properties are offered for sale subject to contract. No responsibility can be accepted for loss or expense incurred in viewing or in the event of any property being sold, let or withdrawn. All negotiations must be conducted through the agency of Cobble Country Property.

DIRECTIONS

From Sedbergh take the road to 'Dent'. When approaching the village of Dent at the 'George and Dragon' pub take the left hand fork. Continue straight along this road heading towards 'Cowgill'. After the 'Sportsman Inn' take the next left and Throstles Nest is situated over the bridge.

VIEWINGS

Viewings are strictly by arrangement with the agent.

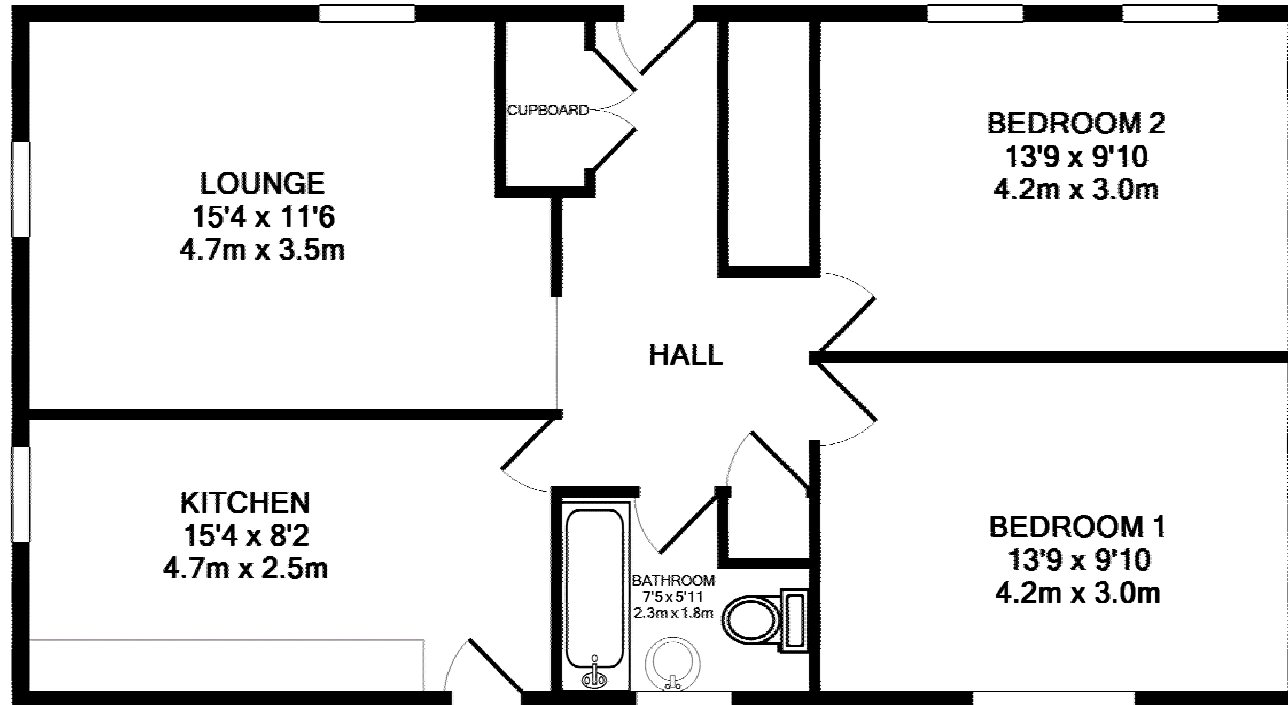
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FLOOR PLANS FOR THROSTLES NEST, COWGILL, SEDBERGH, CUMBRIA



TOTAL APPROX. FLOOR AREA 66.6 SQ.M. (717 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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